

12. 2007SP-151U-13

Bright Pointe
Map 164-00, Parcels 106, 107, 108, 109, And 212
Subarea 13 (2003)
Council District 32 - Sam Coleman

A request to change from AR2a to SP zoning properties located at 3781, 3791, 3799, and 3803 Pin Hook Road and Pin Hook Road (unnumbered), approximately 2,430 feet west of LaVergne Couchville Pike (19.29 acres), to permit 42 multi-family units and 57 single-family lots, requested by Anderson, Delk, Epps & Associates Inc., applicant, for Bright Pointe LLC, owners.

Staff Recommendation: Approve with conditions

APPLICANT REQUEST - Preliminary SP

A request to change from Agricultural/Residential (AR2a) to Specific Plan (Mixed Residential) (SP(MR)) zoning properties located at 3781, 3791, 3799, and 3803 Pin Hook Road and Pin Hook Road (unnumbered), approximately 2,430 feet west of LaVergne Couchville Pike (19.29 acres), to permit 42 multi-family units and 57 single-family lots.

Existing Zoning

AR2a District - Agricultural/Residential requires a minimum lot size of 2 acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per 2 acres. The AR2a district is intended to implement the natural conservation or interim nonurban land use policies of the general plan.

Proposed Zoning

SP District - Specific Plan is a zoning district category that provides for additional flexibility of design, including the relationship of buildings to streets, to provide the ability to implement the specific details of the General Plan.

- The SP District is a base zoning district, not an overlay. It will be labeled on zoning maps as “SP-MR.”
- The SP District is not subject to the traditional zoning districts’ development standards. Instead, urban design elements are determined for the specific development and are written into the zone change ordinance, which becomes law.
- Use of SP **does not** relieve the applicant of responsibility for the regulations/guidelines in historic or redevelopment districts. The more stringent regulations or guidelines control.
- Use of SP **does not** relieve the applicant of responsibility for subdivision regulation and/or stormwater regulations.

ANTIOCH/PRIEST LAKE COMMUNITY PLAN POLICY

Neighborhood Center (NC) -NC is intended for small, intense areas that may contain multiple functions and are intended to act as local centers of activity. Ideally, a neighborhood center is a "walk-to" area within a five minute walk of the surrounding neighborhood it serves. The key types of uses intended within NC areas are those that meet daily convenience needs and/or provide a place to gather and socialize. Appropriate uses include single- and multi-family residential, public benefit activities and small scale office and commercial uses. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

Neighborhood General (NG) - NG is intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged, not randomly located. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

Consistent with Policy? Yes. Single-family and multi-family are both appropriate uses. The proposed density is 5.13 units/acre, which is appropriate when the unit placement is carefully arranged. This plan provides an interconnected street network and unit placement consistent with both policies.

PLAN DETAILS

Site Plan - Bright Pointe has 42 multi-family units and 57 single-family lots arranged on public streets. The multi-family units front Pin Hook Road and Post Oak Drive. The single-family lots are 3,600 and 4,000 square feet. While these lots are quite small, they provide a transition between the multi-family housing and the existing single-family development.

Open Space and Landscaping -The plan includes a park of approximately 17,600 square feet, with single-family homes arranged around and fronting on it. There is open space along the southern property line to accommodate a possible stream. There is also a 10 foot landscape easement along the western and eastern property lines. The landscape plan shows that the easement roughly corresponds to a B-3 buffer.

Elevations - The elevations have been reviewed by staff. The units are approximately 2,000 square feet. There are 3 plans for single-family houses and one townhouse plan, which is designed to look like one large home.

Sidewalks - Sidewalks are shown on both sides of the new streets and along Pin Hook Road.

Access - There are two access points from Pin Hook Road. There is also a connection to the existing Post Oak Drive.

Parking The plan calls for a total of 98 parking spaces for the multi-family units, which is about 2.3 spaces per unit. Each single-family lot will have two parking spaces.

Staff Recommendation - Staff recommends approval with conditions. The development is consistent with community plan policies and provides necessary connectivity in the area.

PUBLIC WORKS RECOMMENDATION

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Coordination solid waste disposal and recycling collection with the Department of Public Works.
- In accordance with the recommendations of the traffic impact study, the following improvements are required:
 - Provide adequate intersection and stopping sight distance at both project access roads onto Pinhook Road per AASHTO standards.
 - Construct both project access roads at Pinhook Road with one entering and two exiting lanes (LT and RT) with a minimum of 50 ft of storage and transitions per AASHTO/MUTCD standards.
 - Widen Pinhook Road to provide a 3 lane cross section along the entire property frontage with transitions per AASHTO/MUTCD standards. Include curb and gutter on both sides.
 - Construct a westbound left turn lane on Pinhook Road at eastern project access road with 100 ft of storage and transitions per AASHTO/MUTCD standards.

Typical Uses in Existing Zoning District: AR2a

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
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Single-Family detached(210)	19.29	0.5	9	87	7	10
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Typical Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	Density	Total units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Residential Condo/Townhome (230)	19.29	n/a	42	308	26	30

Typical Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	Density	Total Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached(210)	19.29	n/a	57	620	50	65

Change in Traffic Between Typical Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
				841	69	85

STORMWATER RECOMMENDATION - Preliminary SP approved except as noted:

* Possible stream located at the south section of site. At this moment, the climate is too dry to make a stream determination. If it is determined to be a stream in the future, then several lots (at the southern portion of the site) may need to be removed.

NASHVILLE ELECTRIC SERVICE RECOMMENDATION

- 1) Developer to provide high voltage layout for underground conduit system and proposed transformer locations for NES review and approval.
- 2) Developer to provide construction drawings and a digital .dwg file @ state plane coordinates that contains the civil site information (after approval by Metro Planning).
- 3) 20-foot easement required adjacent to all public right of way or behind sidewalk to start 20' PUE.
- 4) NES can meet with developer/engineer upon request to determine electrical service options.
- 5) NES needs any drawings that will cover any road improvements to Pin Hook that Metro PW might require.
- 6) Developer should work with Metro PW on street lighting required future location(s) due to Metro's requirements.
- 7) NES follows the National Fire Protection Association rules; Refer to NFPA 70 article 450-27; and NESC Section 15 - 152.A.2 for complete rules.
- 8) NES needs load information asap for each different lot type and size. (NES required to determine load capacity).

FIRE MARSHAL RECOMMENDATION

- Two buildings not 10' from each other will both need to have a 1hr. wall on the side facing each other building.
- 1 way traffic lane shall be 14', hydrant flow data needed

METRO SCHOOL BOARD REPORT

Projected student generation 11 Elementary 8 Middle 7 High

Schools Over/Under Capacity -Students would attend Mt. View Elementary School, Kennedy Middle

School, or Antioch High School. All three schools have been identified as being over capacity by the Metro School Board. Another middle school in the cluster has capacity. The fiscal liability for the elementary students is \$154,000 and for the high school students is \$140,000. This information is based upon data from the school board last updated April 2007.

CONDITIONS

1. The application, including attached materials, plans, and reports submitted by the applicant and all adopted conditions of approval shall constitute the plans and regulations as required for the Specific Plan rezoning until a Final Plan is filed per the requirement listed below. Except as otherwise noted herein, the application, supplemental information and conditions of approval shall be used by the planning department and department of codes administration to determine compliance, both in the review of final site plans and issuance of permits for construction and field inspection. Deviation from these plans will require review by the Planning Commission and approval by the Metropolitan Council.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the RS3.75 and RM15 zoning districts at the effective date of this ordinance, which must be shown on the plan.
3. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
4. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan Department of Public Works for all improvements within public rights of way.
5. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
6. Minor adjustments to the site plan may be approved by the planning commission or its designee based upon final architectural, engineering or site design and actual site conditions. All adjustments shall be consistent with the principles and further the objectives of the approved plan. Adjustments shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or intensity, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
7. Within 120 days of Planning Commission approval of this preliminary SP plan, and in any event prior to any additional development applications for this property, including submission of a final SP site plan, the applicant shall provide the Planning Department with a final corrected copy of the preliminary SP plan for filing and recording with the Davidson County Register of Deeds. Failure to submit a final corrected copy of the preliminary SP plan within 120 days will void the Commission's approval and require resubmission of the plan to the Planning Commission.
8. Prior to third reading at Metro Council, obtain letter from Tennessee Department of Environment and Conservation or a botanical inventory from a qualified biologist stating if endangered species exist on this site. Presence of endangered species may require modification to the plan. Failure to obtain letter/inventory or failure to re-refer a revised plan to the Planning Commission shall result in a recommendation of disapproval by the Planning Commission.
9. Developer shall construct Post Oak Drive to connect to the existing Post Oak Drive.
10. Final SP site plan shall comply with all Public Works, Stormwater, Fire Marshal, and NES

conditions.

11. Within 120 days, submit revised plans that include the following corrections:
 - Alley entrances shall be screened with five evergreen shrubs or equivalent landscaping approved by the Urban Forester, maintained at a height of 3 to 3 1/2 feet. Parking between Lots 95 and 96 and the area west of Lot 78 shall be screened with evergreen shrubs at 3' separation or equivalent landscaping approved by the Urban Forester.
 - Update all pages to depict the current Metro GIS images.

Approved with conditions, (7-0) *Consent Agenda*

Resolution No. BL2007-307

“BE IT RESOLVED by The Metropolitan Planning Commission that 2007SP-151U-13 is **APPROVED WITH CONDITIONS. (7-0)**

Conditions of Approval:

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 - Update all pages to depict the current Metro GIS images.

The proposed SP is consistent with the Antioch/Priest Lake Community Plan's Neighborhood Center policy, which is intended for mixed use areas that act as local centers and include residential development, and Neighborhood General policy which is intended to meet a spectrum of housing needs with a variety of housing types that are carefully arranged."